



**1407**

STUART ENGALS BLVD

MOUNT PLEASANT, SC 29464

OFFICE FOR LEASE

**Jeremy Willits**

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**Gerry Schauer, CCIM**

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## Leasing Information

| Unit | Size  | Lease Rate  |
|------|-------|-------------|
| 200  | 3,000 | \$16.50 psf |

| Lease Type | Available Date |
|------------|----------------|
| NNN        | Immediately    |

This is a second floor walk-up space of approximately 3,000 sf. It offers five (5) private offices, a generous and nicely appointed conference room, and an open office area with vaulted ceilings. The space is bright and spacious with generous windows.

The location is central to all points within Mount Pleasant and its many amenities, and provides immediate access to interstate 526 to all points within the Charleston market.

Parking for nine (9) employees is included, with additional parking available for rent. Street-front directory sign space is available.

Enjoy economical, cheerful and well located office space for your company at 1407 Stuart Engals Blvd.

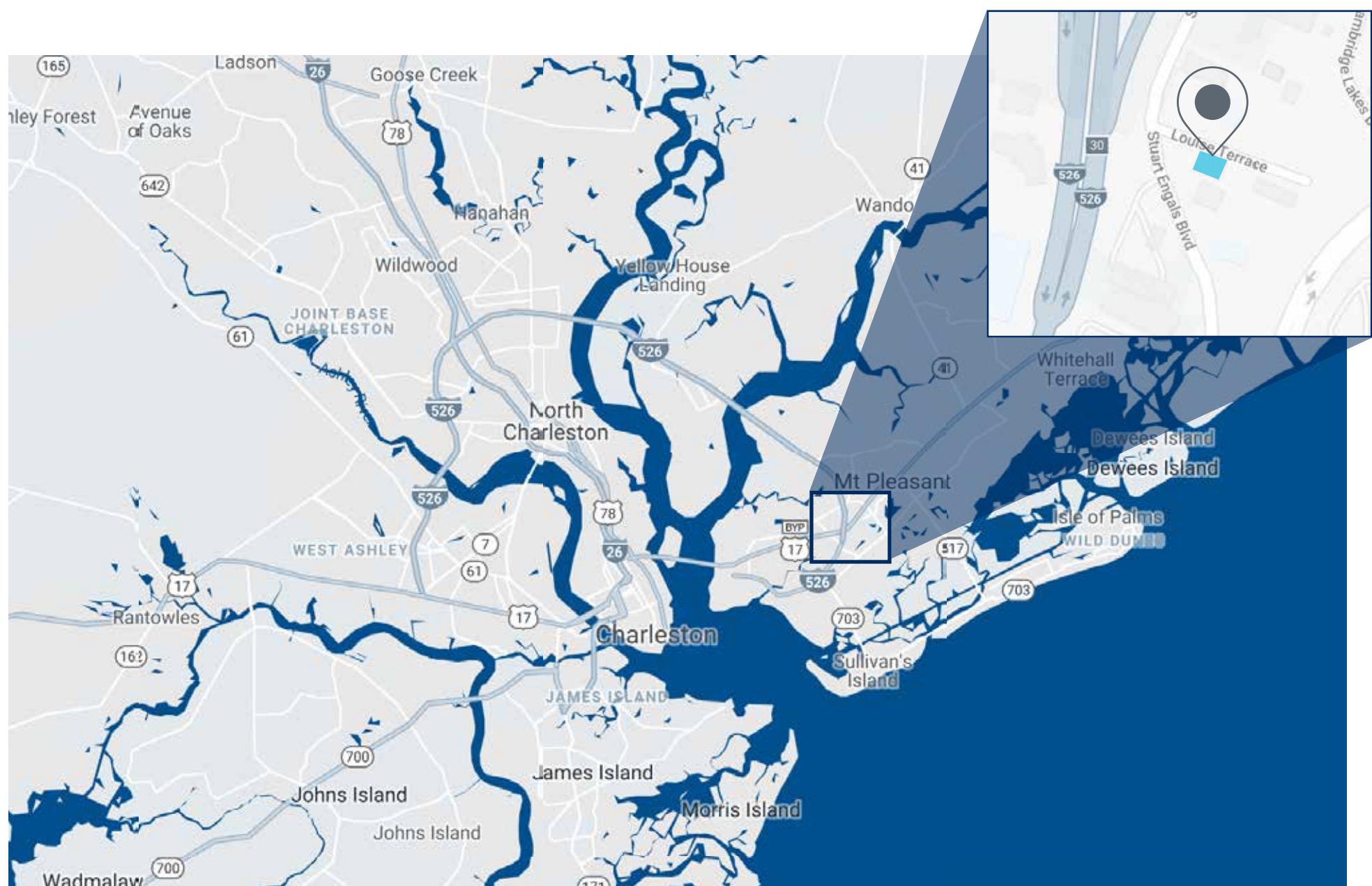
This is a net lease opportunity with expenses estimated at \$4.56 per square foot. Tenant is responsible for their portion of electricity and janitorial services.

### Snapshot

**1407 Stuart Engals Blvd.  
Mount Pleasant, SC 29464**

|                        |                               |
|------------------------|-------------------------------|
| <b>Tax Map</b>         | <b>560-02-00-029</b>          |
| <b>Year Built</b>      | <b>2003</b>                   |
| <b>Municipality</b>    | <b>Town of Mount Pleasant</b> |
| <b>Parking</b>         | <b>Ample parking on site</b>  |
| <b>Pass Through(s)</b> | <b>\$4.56/sf/yr</b>           |

## Location Map



The information contained herein was obtained from sources believed reliable, however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. South Carolina, USA, Avison Young Offices are Owned and Operated by Avison Young - South Carolina, Inc.

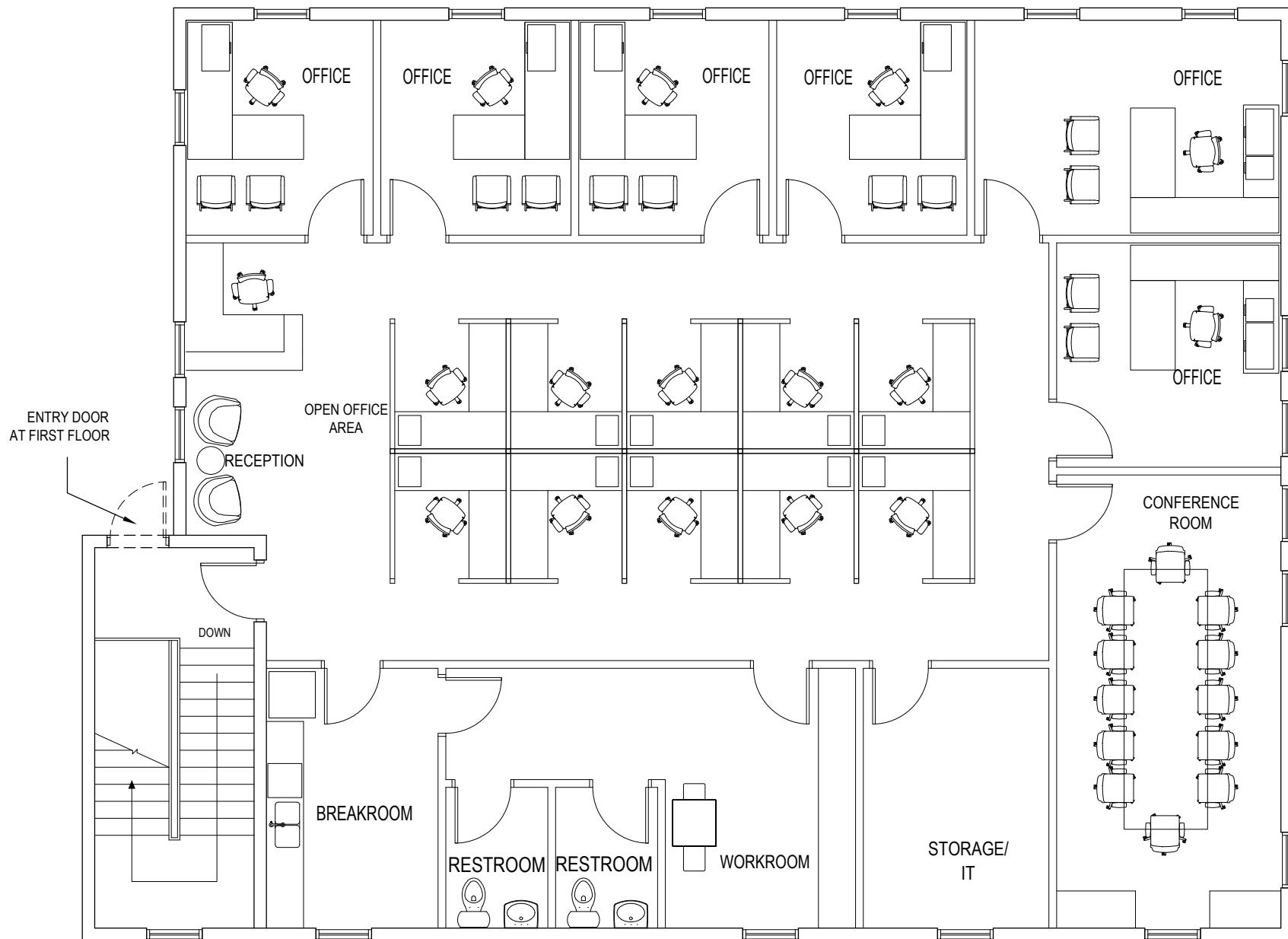


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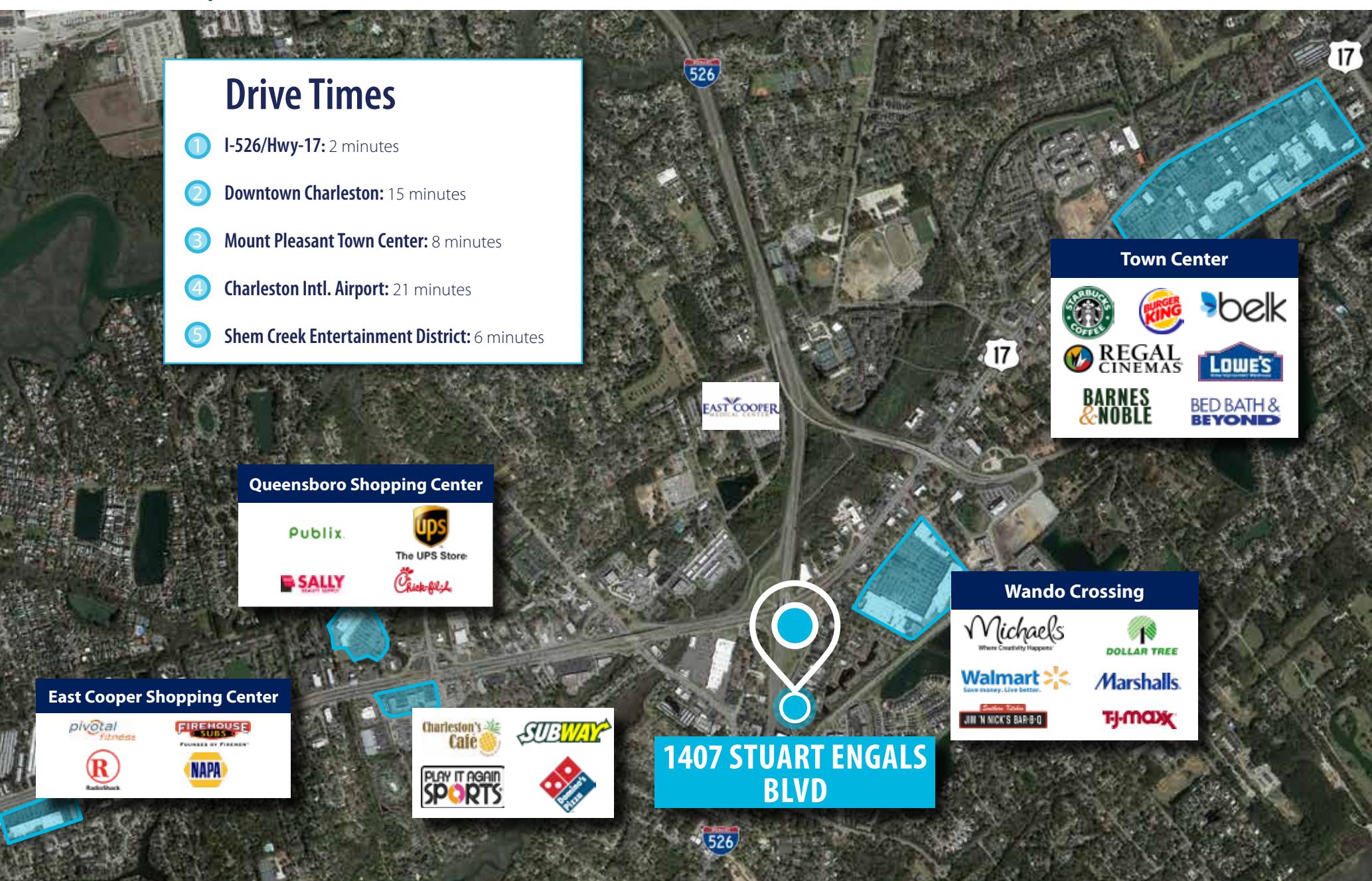
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# Floor Plan



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# Amenities Map



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## South Carolina Brokerage Team

Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges. Our approach is holistic and consistent. It starts with the Avison Young team's understanding of your business priorities, not with real estate transactions. For our clients, this means we produce customized, cost-effective solutions with speed, creativity and confidence.

## Listing Broker



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Platinum  
member